

**City of Greensboro Planning Department
Zoning Staff Report
October 8, 2007 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: C
Location: 634 Martin Luther King Jr. Drive (west side of Martin Luther King Jr. Drive between Douglas Street and East McCulloch Street)

Applicant: Andy Clark, Rent Now, LLC
Owner: Andy Clark, Rent Now, LLC

From: RS-7
To: CD-RM-8

Conditions: 1) Use is limited to multifamily dwelling units.
 2) Limited to a maximum of 3 units.

SITE INFORMATION	
Maximum Developable Units	3
Net Density	6.5 units per acre
Existing Land Use	Vacant two story building
Acreage	0.46
Physical Characteristics	<i>Topography:</i> Flat <i>Vegetation:</i> Normal residential landscaping <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Undeveloped	RS-7
<i>South</i>	Offices - Lawson & Associates and Saint Gale's Manor	CD-LO / RS-7
<i>East</i>	Texaco Gas Station & Moye's Barber Shop	LB
<i>West</i>	Boarded Up Triplexes	RM-12

ZONING HISTORY		
Case #	Year	Request Summary
2666	1998	This property was rezoned from RM-18 to RS-7 by City Council on June 16, 1998 after an appeal of a Zoning Commission denial on May 11, 1998. The Planning Department recommended approval of the rezoning.

DIFFERENCES BETWEEN RS-7 (EXISTING) AND CD-RM-8 (PROPOSED) ZONING DISTRICTS
RS-7: Primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 5.0 units per acre or less.
CD-RM-8: Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing and similar residential uses at a density of 8.0 units per acre or less. See Conditions for additional restriction.

TRANSPORTATION	
Street Classification	Martin Luther King, Jr. Drive – Minor Thoroughfare.
Site Access	All access point(s) must be designed and constructed to the City of Greensboro standards. A maximum of one access will be approved by GDOT.
Traffic Counts	Martin Luther King, Jr. Drive ADT = 9,112.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types.
Transit	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to South Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	15% of the total site for lots less than 55,000 square feet
South	
East	
West	

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: See HCD comments below.

Other Plans: N/A

STAFF COMMENTS

Planning: This property was part of a 3.9 acre tract, containing eight lots, which was rezoned from RM-18 to RS-7 by City Council on June 16, 1998. That request had the support of the

Housing and Community Development Department and the Redevelopment Commission of Greensboro. The Planning Department also recommended in favor of that request, stating that approval would reflect the investment that the City and private homeowners had made in rehabbing the houses along this segment of Martin Luther King Jr. Drive for single family dwellings.

This current proposal is inconsistent with the Asheboro Redevelopment Plan and an amendment to the plan must be made by the Redevelopment Commission of Greensboro to pave the way for this rezoning request to be approved.

GDOT: No additional comments.

Water Resources: No additional comments.

Housing & Community Development: As submitted, this proposal does not comply with the Asheboro Redevelopment Plan. HCD does support approval of this proposal as submitted. Applicant has arranged to meet with neighborhood association in order to gain support of adjacent and nearby residents and property owners, in preparation for appearing before Redevelopment Commission. Applicant will need to seek and obtain action by the Redevelopment Commission of Greensboro, and supporting action by the Planning Board and City Council, amending the Redevelopment Plan in order for HCD to support approval of the requested rezoning.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends that this application be continued until the Redevelopment Commission of Greensboro takes action with regard to amending the Asheboro Redevelopment Plan.

ADDITIONAL INFORMATION